Seattle
Office of Housing

Memo

Deliberative Draft

Date: November 30, 2023

To: Office of Housing 2023 Fall Multifamily NOFA Advisory Committee

From: Laurie Olson, Capital Investments Director
Rosey Zhou, Rental Housing Program Manager

Subject: ACLT/Shelter Resources – Keiro/Benu Community House

In partnership with Shelter Resources (SRI), Africatown Community Land Trust (ACLT) is requesting $32,076,717 from the Office of Housing for their Keiro/Benu Community Home project. The proposed new development project includes a demolition of the current Keiro nursing home facility, which was acquired in 2021, using funds from WSHFC Lap Loan and OH Bridge Loan. Following the purchase of the property, ACLT converted the Keiro Center into an interim homeless shelter for up to 125 families. The proposed development of a 173-unit mixed-use building. The project will be located near Langston Hughes Performing Arts, a historic landmark in the Seattle Area. The first-floor space (10,570 SF) of the building is dedicated to early childhood learning and activities for the residents and community at large. The common area will include the manager's office, mail room, lobby, resident lounge, storage rooms, and a bike storage room. The upper six floors of each building will have identical floor layouts for design and construction efficiency, with units on each floor above the commercial spaces and units on the ground floor along with an entry lobby, trash room, mechanical room, bike storage and other "back-of-house" functions. Targeting for the project will include individuals and families with income at or below 60% of the area median income in a mix of 10 studios, 78 one-bedrooms, 52 two-bedrooms and 33 three-bedrooms.

Given the history of the site and its previous use, there is much community interest in this project. On August 9, 2023, ACLT organized a significant public meeting that played a pivotal role in engaging the community for the Benu Community Home project. This meeting served as a platform for fostering community involvement and collaboration, drawing the participation of a diverse group of community members, ensuring that their perspectives were considered in the planning and decision-making processes.

As evidenced by OH's acquisition loan at Keiro, OH supports the proposed project. However, OH recommends not funding this project at the current time for the following reasons.

- OH does not have sufficient resources to consider all requests in the 2023 NOFA. The $32.1M OH ask is more than the NOFA initially advertised as available.
- Additional time will allow Keiro/Benu to work toward permits, better aligning funding and the construction timeline.

OH maintains its enthusiasm for the Keiro/Benu project and will continue to work toward a successful application in a future NOFA.